



**Environmental
 Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
 EOE No.: **13927**
 MEPA Analyst: **Holly Johnson**
 Phone: 617-626-**1023**

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Chelsea Peak Energy Facility		
Street: 295 Eastern Avenue		
Municipality: Chelsea	Watershed: Boston Harbor: Mystic	
Universal Transverse Mercator Coordinates: N:2969968.765 E:786220.330	Latitude: 42°23'48" Longitude: 71°01'07"	
Estimated commencement date: Dec. 2007	Estimated completion date: Jun. 2009	
Approximate cost: \$100 million	Status of project design:	25 %complete
Proponent: Chelsea Energy, LLC		
Street: 75 Arlington Street, Suite 704		
Municipality: Boston	State: MA	Zip Code: 02116
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Dammon Frecker		
Firm/Agency: ESS Group, Inc.	Street: 888 Worcester Suite, Suite 240	
Municipality: Wellesley	State: MA	Zip Code: 02482
Phone: 781-489-1146	Fax: 781-431-7434	E-mail: dfrecker@essgroup.co

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: Army Corps of Engineers – Section 10 and Section 404; National Pollutant Discharge Elimination System General Storm Water for Construction Activities – Notice of Intent; Federal Aviation Administration – Notice of Proposed Alteration or Construction; Chelsea Conservation Commission; Chelsea Zoning Board of Appeals – Special Permit; Chelsea Planning Board – Site Plan Approval; Chelsea Department of Public Works – Municipal Water Supply Connection and Alteration to Site Access Drive.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input checked="" type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i> Energy Facilities Siting Board - Certificate of Environmental Impact and Public Need MassDEP Non Major Comprehensive Plan Air Approval Office of State Fire Marshall – Permit for Above Ground Storage Tanks MassDEP MCP Release Abatement Measure (RAM) Plan (for management of quantity > 100 cubic feet excavated soil)
Total site acreage	6.45			
New acres of land altered		5.0		
Acres of impervious area	0	0.93	0.93	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		217,740		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	2910 ¹	~39,000	~39,000	
Number of housing units	0	0	0	
Maximum height (in feet)	0	89.25	89.25	
TRANSPORTATION				
Vehicle trips per day	0	12	12	
Parking spaces	0	5	5	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	216,969 ²	216,969	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	0	0	
Length of water/sewer mains (in miles)	0	0	0	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

¹ The only structure on the site is an existing underground oil-water separator.

² Based on 4 hours of operation per day.

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

Chelsea Energy, LLC (the Applicant) is proposing to develop a peak energy generating facility on a vacant site located at 295 Eastern Avenue in Chelsea, Massachusetts (the Project Site). The Project will be primarily comprised of two combustion turbines that incorporate state-of-the-art energy generating technology to achieve reliable operation and low emissions. The facility will be capable of generating up to 260 MW of power in 10 minutes and is expected to operate only during peak energy demand periods. To assure that the turbine results in the lowest emissions feasible, the turbines will be fueled with Ultra-Low Sulfur Distillate (ULSD) fuel, and will be equipped with a Selective Catalytic Reduction (SCR) emissions control system. Fuel for the turbines will be provided by a pipeline connection to the adjacent waterfront petroleum storage and distribution facility operated by Gulf Oil. The electricity generated by the facility will be distributed to commercial electricity distribution grid through existing transmission lines located in the MBTA right of way and connected to the Willoughby Street substation approximately one-half mile from the Project Site. A switchyard will be developed on the Project Site to support the electrical interconnection. The Project will also include on-site tanks for storage of ULSD fuel along with water and aqueous ammonia for emissions control.

The Project will directly benefit the region and surrounding community. The Independent System Operator for the New England electric grid (ISO-NE) has identified the need for additional generating capacity within the metropolitan Boston area. In particular, the 2005 and 2006 Regional System Plans determined that additional quick start generating capacity is needed to assure reliability of the energy supply system during peak power demand periods.

ISO-NE has further stated that additional energy capacity that does not rely upon natural gas is needed to assure reliable energy supply during periods when the natural gas transportation system is strained by residential and commercial needs and the existing electric generating fleet, or in the event of disruptions to the natural gas supply system. The proposed facility will provide generating capacity equivalent to the needs of approximately 250,000 homes and will minimize the likelihood of brownouts or rolling blackouts in the surrounding community during peak energy demand periods. In addition to helping Chelsea attract high technology businesses that demand reliable energy supplies, the Project will help assure that existing food production, warehousing and distribution employers in the Chelsea area have an added measure of security against economic losses from brownouts and blackouts.

Chelsea Peak Energy will allow ISO-NE to reduce its reliance on older and less efficient peaking facilities and stand-by generation, improving regional electric supply reliability with improved fuel efficiency and reduced air emissions. The Project will result in reduced operation of older, less efficient, and higher emitting units in the NEMA / Boston Area used to provide standby reserves. Dispatch simulation analysis indicates that Chelsea Peak Energy will reduce regional emissions by over 100 tons per year of sulfur dioxide (SO₂) and over 30 tons per year of nitrogen oxides (NO_x), along with meaningful reductions of other pollutants.

Along with improving the reliability of regional energy supply system, the facility will provide a valuable use for a site with limited future potential. The Project Site is a six-acre parcel of land formerly used as a bulk fuel oil

terminal, storage and transfer facility. It is bordered by a Gulf Oil tank farm on the south, a bulk petroleum storage and distribution facility on the southwest, a paint and varnish manufacturer (Glyptal) on the northwest, commuter rail line operated by the Massachusetts Bay Transportation Authority (MBTA) on the north, and the Chelsea River on the east and south (see Figure 1-2). The site is a brownfield-type property and is currently regulated under an Activity and Use Limitation (AUL), which restricts the future use of the property to industrial related activities such as the proposed Project.

Development of a public park or residences at the Project site are precluded by the site's history and conditions, location in a port area, surrounding industrial uses, and absence of public access. Rather, the site is best suited for industrial development that is consistent with the industrial nature of the area. The proposed Project provides greater benefits and lower impacts than many alternative industrial uses. Instead of bringing additional truck traffic associated with commercial facilities, the Project will require only a few operators who may commute by car or take mass transit, will require only infrequent deliveries of supplies and materials by truck, and will sit dormant the majority of the time. The facility will provide over 100 jobs during the expected 14 month construction period, along with several long-term jobs once operational. Chelsea Peak Energy anticipates that its property taxes will provide significant economic benefits to the City of Chelsea.

Alternative sites were evaluated by Chelsea Peak Energy as further described in Section 3.0. Three alternative site locations were identified in the Boston metropolitan area. The feasibility of developing the Project at these sites was assessed using specific criteria identified by Chelsea Peak Energy as necessary for a quick-start, power facility using liquid fuel which can be delivered under severe weather conditions. The proposed site at 295 Eastern Avenue was the only one that met all criteria.

Chelsea Peak Energy has determined that a smaller size one-turbine facility would be less economical to develop and would provide less of the desperately-needed quick start peaking capacity in the greater Boston area. Additionally, there was insufficient space for more capacity. The proposed 260 MW generating facility would not result in appreciably greater impacts and would provide substantial benefits to the City of Chelsea and the region. After evaluation of alternative sites and alternative size facilities, the 260 MW facility at 295 Eastern Avenue in Chelsea is the proposed alternative.

This EENF is the first formal filing prepared and submitted for the proposed Project. This document presents detailed information in many study areas including project alternatives, environmental impacts, and mitigation. Through this EENF, the Proponent is seeking to demonstrate that alternatives have been properly considered, and the Project will not result in adverse environmental impacts. Under the provisions of the MEPA regulations, the Proponent is requesting a Single Environmental Impact Report (SEIR) to provide any additional studies and information deemed necessary by the MEPA Secretary. The Proponent believes that this process, coupled with the individual applications and filings identified above, will provide participating agencies and the public with sufficient information to fulfill their obligations, participate in the review process, and conclude that the Project meets all required standards of review.